







# MAGGS & ALLEN

## 38 CHARLTON ROAD

BRENTRY, BRISTOL, BS10 6NG

**Guide Price: £295,000+**

- 17 December LIVE ONLINE AUCTION
- Four-bedroom semi-detached house for renovation
- Large south-east facing garden with scope to extend
- Driveway and garage
- Scope to create a superb family home
- 8-week completion

RICS® Regulated by RICS

Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**

www.maggsandallen.co.uk

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# 38 CHARLTON ROAD, BRENTRY, BRISTOL, BS10 6NG

## Guide Price: £295,000+

### FOR SALE BY AUCTION
This property is due to feature in our online auction on 17 December 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

### VIEWINGS
By appointment.

### SUMMARY
FOUR-BEDROOM SEMI-DETACHED HOUSE FOR RENOVATION WITH LARGE GARDEN

### DESCRIPTION
A spacious four-bedroom semi-detached house in need of complete renovation, occupying a generous plot with a driveway to the front and an 80 ft south-easterly facing garden to the rear. The property offers scope to extend at the side and/or rear (subject to consents) and presents an opportunity to restore and improve an excellent home in this sought-after location.

The accommodation includes three reception rooms and a kitchen on the ground floor whilst the first floor provides four double bedrooms and a bathroom.

The property will appeal to builders, developers and owner-occupiers seeking a project with considerable potential to add value and create an impressive family home tailored to their own requirements.

### LOCATION
The property is situated on Charlton Road in Brentry, offering convenient access to a range of local shops, everyday amenities and regular bus services. Southmead Hospital and Bristol Free School are within easy reach and a wide range of shopping facilities, cafés and restaurants can be found in nearby Westbury-on-Trym.

The area benefits from a number of attractive green spaces, including the extensive Blaise Castle Estate, which offers woodland walks and open parkland. For commuters, the location provides road links via the A38, M4 and M5 motorway network, as well as access to Bristol city centre and the wider North Bristol employment hubs.

### ACCOMMODATION
Please refer to floorplan for approximate room measurements and internal layout.

### TENURE
Please refer to the online legal pack for confirmation.

### COMPLETION
Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

### AERIAL IMAGES
The aerial images are provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

### ENERGY PERFORMANCE CERTIFICATE (EPC)
Rating: D

### LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?
Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

### AUCTION OR BRIDGING FINANCE REQUIRED?
Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

### BUYER'S PREMIUM
Please be advised that all purchasers are subject to a £1,900 plus VAT (£2,280 inc VAT) buyer's premium payable upon exchange of contracts.

### *GUIDE PRICE
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

### RESERVE PRICE
The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

### PROXY, TELEPHONE & ONLINE REMOTE BIDDING
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

### BIDDING DEPOSITS
Bidders will be required to use the online card facility to pay their Bidding Deposit. A pre-authorised hold on funds in the amount of £5,000 will be placed on your debit card until the auction date.

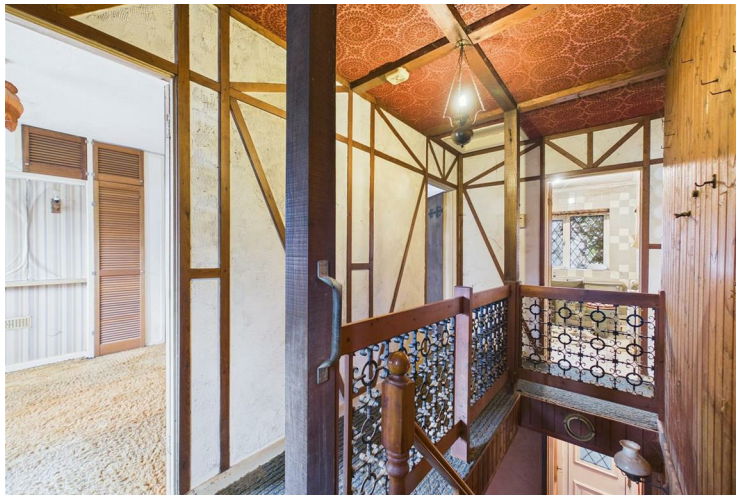
If you are the successful bidder, this amount will be debited from your card and the balance of the deposit monies and Buyer's Premium (£1,900 plus VAT) must be transferred to our client account within two working days of the auction sale. If you are unsuccessful at the auction, the hold on your card will be released the following day (please be aware that the time taken to release the hold on funds may vary depending on your card provider).

### RENTAL ESTIMATES
All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.



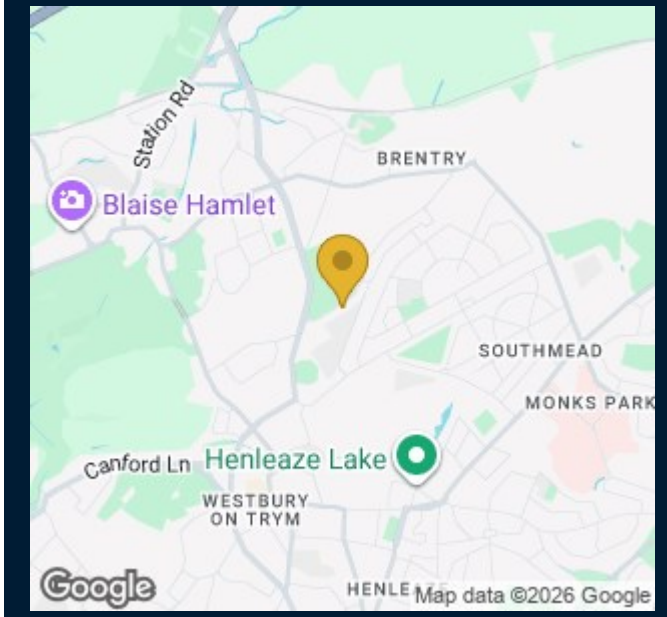


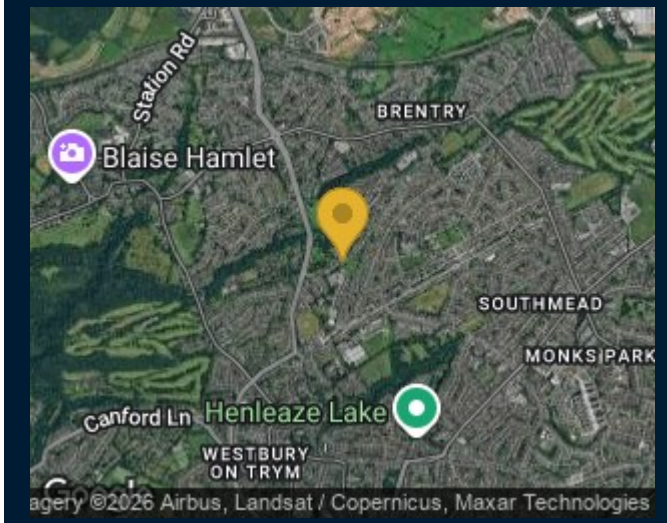






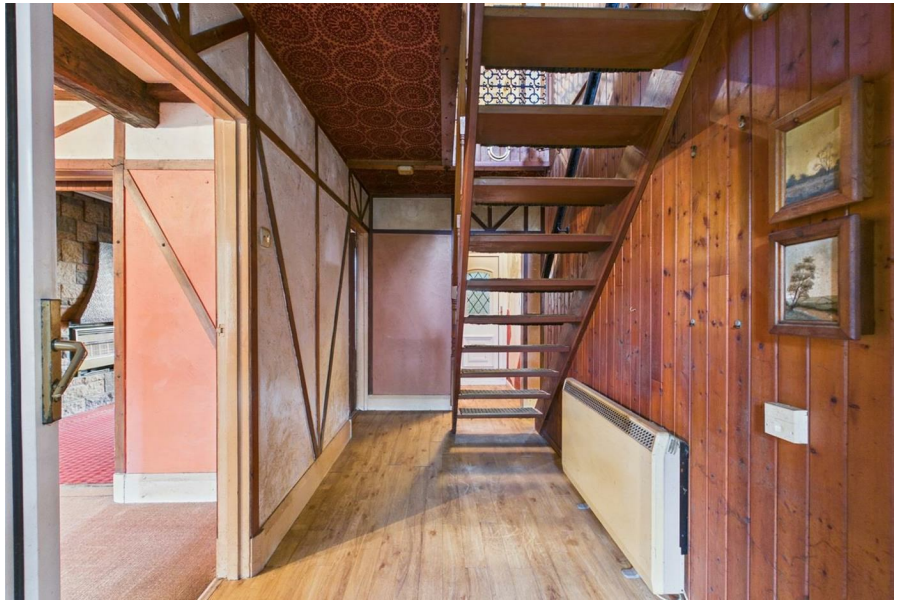





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.





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